

# TOWN OF DAVIE

## TOWN COUNCIL AGENDA REPORT

**TO:** Mayor and Councilmembers

**FROM/PHONE:** Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101  
Prepared by: Christopher M. Gratz, Planner II

**SUBJECT:** Plat, P 12-2-02 Nob Hill Park of Commerce  
Sam Jazayri, 95 Warehouse Inc., 10350 State Road 84/Generally located on the south side of State Road 84 between Bright Road and Nob Hill Road.

**AFFECTED DISTRICT:** District 3

**TITLE OF AGENDA ITEM:** A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS NOB HILL PARK OF COMMERCE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

**REPORT IN BRIEF:** The applicant requests approval of the resolution for the proposed plat. The subject site consists of approximately 41.686 acres (1,797,837 square feet). There is a note restricting the uses on the plat to 51,150 square feet of commercial, 150,000 square feet of office, and 446,428 square feet of warehouse. Access is provided via a 50' opening on State Road 84 on the northwest boundary of the development. Continuing eastward from the entrance there is 50' of dedicated right-of-way extending through the project to connect to the existing access road, with non-vehicular access lines (NVAL) on the remainder of the plat's northern boundary. Additional right-of-way for the access way through the project will be dedicated after Town Council approves the site plan. The main access way will be 50' of dedicated right-of-way, with a sidewalk, which extends to the Nob Hill access road which will also provide a route for the parent pick-up and drop-off of students for Indian Ridge Middle School. Across the property line, the Nob Hill access road right-of-way will be improved by the developer for the school's parent pick-up/drop-off area. Traffic from the development will not be permitted to exit eastward through the Nob Hill access road, and this new access way will relieve some of the peak hour traffic on Nob Hill Road. Additionally, on the western boundary of the project is a dedicated 5' asphalt bicycle path for the Indian Ridge Middle school students.

**PREVIOUS ACTIONS:** None

**CONCURRENCES:** At the October 22, 2003 Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve (Motion carried 3-1 with Chair Bender being opposed and Ms. Lee absent).

**FISCAL IMPACT:** None

**RECOMMENDATION(S):** Staff finds the subject application complete and suitable for transmittal to the Town Council for further consideration. In addition, the following conditions must be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

**Attachment(s):** Resolution, Planning Report, Future Land Use Plan Map, Zoning and Aerial Map

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, APPROVING THE PLAT KNOWN AS NOB HILL PARK OF COMMERCE AND AUTHORIZING THE MAYOR AND TOWN CLERK TO ACKNOWLEDGE THE APPROVAL BY AFFIXING THE MAYOR'S SIGNATURE AND THE TOWN SEAL TO SAID PLAT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the proposed plat to be known as Nob Hill Park of Commerce was considered by the Town of Davie Planning and Zoning Board on October 22, 2003,

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA:

SECTION 1. The plat known as Nob Hill Park of Commerce is hereby approved subject to the conditions stated on the planning report which is attached hereto as Exhibit "A" and made a part hereof.

SECTION 2. The Mayor is authorized to sign said plat on behalf of the Town and the Town Clerk is directed to affix the Town seal to said plat.

SECTION 3. This Resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

\_\_\_\_\_  
MAYOR/COUNCILMEMBER

Attest:

\_\_\_\_\_  
TOWN CLERK

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2003.

**TOWN OF DAVIE**  
**Development Services Department**  
**Planning and Zoning Division Staff**  
**Report and Recommendation**

---

**Applicant Information**

**Owner/Agent:**

**Name:** Sam Jazayri  
95 Warehouse Inc.  
**Address:** 3121 West Hallandale Beach Boulevard, Suite 101  
**City:** Pembroke Park, FL 33009  
**Phone:** (954) 981-1154

---

**Background Information**

**Application History:** No deferrals have been requested.

**Application Request:** Approval of the Nob Hill Park of Commerce Plat.

**Address/Location:** 10350 State Road 84/Generally located on the south side of State Road 84 between Bright Road and Nob Hill Road.

**Future Land Use Plan Map:** Commerce/Office

**Zoning:** CC, Commerce Center District

**Existing Use:** Vacant

**Proposed Use:** 523,425 square foot commerce center (warehouse, office, and retail uses)

**Gross Parcel Size:** 42.30 acres (1,839,538 square feet)

**Net Parcel Size:** 41.686 acres (1,815,860 square feet)

	<b><u>Surrounding Uses:</u></b>	<b><u>Surrounding Future Land Use Plan Map Designations:</u></b>
<b>North:</b>	State Road 84 Digital Comm. Link Inc. The Original Company Picnic Company	Transportation Commerce/Office
<b>South:</b>	Ridgeview Estates North Parkwood Isles	Residential (5 DU/AC)
<b>East:</b>	Diamond 5 Plat Indian Ridge Middle School	Commerce/Office Commercial
<b>West:</b>	Digital Comm. Link Inc. Park City West Village at Harmony Lake	Commerce/Office Residential (10 DU/AC) Residential (5 DU/AC)

**Surrounding Zoning:**

<b>North:</b>	T, Transportation District CC, Commerce Center District B-1, Neighborhood Business District
<b>South:</b>	R-5, Low Medium Dwelling District PRD-3.4, Planned Residential District
<b>East:</b>	CC, Commerce Center District CF, Community Facilities District
<b>West:</b>	CC, Commerce Center District T-1, Trailer Park (Broward County) PRD-5, Planned Residential District

## **Zoning History**

**Related History:** The property was annexed into the Town of Davie through House Bill 880, effective October 1, 1981.

**Previous Requests on same property:** The plat for a 44.69 acre portion of the property, P 3-2-89 GBC Properties, was approved on June 21, 1989, and was subsequently recorded in Plat Book 144, Page 5 of the public records of Broward County. A portion of the GBC Plat was developed separately as Digital Comm. Link Inc., and then adjacent unplatted parcels were added to the site. Because of these circumstances the entire property is required to be replatted.

The rezoning, ZB 1-1-02 Nob Hill Park of Commerce II, was approved on August 7, 2002.

The site plan, SP 5-1-01 Nob Hill Park of Commerce will be considered by the Site Plan Committee on October 21, 2003, and will be considered concurrently with this plat at the November 19, 2003, Town Council meeting.

---

## Application Details

The applicant's submission indicates the following:

1. *Site:* The subject site consists of 42.30 gross acres (1,839,538 square feet), or 41.686 net acres (1,815,860 square feet).
2. *Restrictive Note:* The plat note restricts the uses to 51,150 square feet of commercial, 150,000 square feet of office, and 446,428 square feet of warehouse.
3. *Access:* Access is provided via a 50' opening on State Road 84 on the northwest boundary of the development. Continuing eastward from the entrance there is 50' of dedicated right-of-way extending through the project to connect to the existing access road, with non-vehicular access lines (NVAL) on the remainder of the plat's northern boundary. Additional right-of-way for the access way through the project will be dedicated after Town Council approves the site plan. The main access way will be 50' of dedicated right-of-way, with a sidewalk, which extends to the Nob Hill access road which will also provide a route for the parent pick-up and drop-off of students for Indian Ridge Middle School. Across the property line, the Nob Hill access road right-of-way will be improved by the developer for the school's parent pick-up/drop-off area. Traffic from the development will not be permitted to exit eastward through the Nob Hill access road, and this new access way will relieve some of the peak hour traffic on Nob Hill Road. Additionally, on the western boundary of the project is a dedicated 5' asphalt bicycle path for the Indian Ridge Middle school students.
4. *Easements and Reservations:* The entire boundary of the plat is surrounded by a 15' utility easement, there is a 5' bike path easement starting from the northeast corner of the plat and continues southward to Indian Ridge Middle School, the western boundary provides for a 30' canal easement, 20' canal maintenance easement, and the southern boundary also has a 15' drainage easement.
5. *Dedications:* All drainage easements are dedicated to the Central Broward Water Control District. All of the remaining easements and rights-of-way are dedicated to the public (Town of Davie) for proper purposes.

---

## Significant Development Review Agency Comments

The Engineering Division requested a 50' right-of-way with sidewalks for the main access ways through the development and a bicycle trail for Indian Ridge Middle School, and these have been provided.

---

## Applicable Codes and Ordinances

Article XII of the Land Development Code, Subdivisions and Site Plans.

---

## Comprehensive Plan Considerations

**Planning Area:** The subject property falls within Planning Area 4. This planning area is bordered by SR 84 on its north, University Drive on its east, Flamingo Road on its west, and an irregular border on its south that corresponds to Nova Drive and, SW 14 Street and the Village at Harmony Lake development. A portion of the University Drive and SR 84 commercial corridors are included in this area, as are several planned residential communities and mobile home parks.

**Broward County Land Use Plan:** The subject site falls within Flexibility Zone 100.

**Applicable Goals, Objectives & Policies:** *Future Land Use Plan, Policy Group 8: Commerce/Office Use, Policy 8-1:* The Commerce/Office category shall provide for the suitable location of office complexes and multi-use developments in a campus like setting consistent with policies directing the location of commercial and industrial land uses.

*Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3:* Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

---

## Staff Analysis/Findings of Fact

Staff finds that the proposed plat is consistent with the Comprehensive Plan and Land Development Code as it relates to access, location, size and use.

---

## Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration. In addition, the following conditions must be met:

1. Sufficient capacity of the regional road network, as determined by Broward County. In the event that sufficient capacity is not met, the plat shall be deemed denied by the Town of Davie.
2. Provide the Planning and Zoning Division a Mylar copy of the plat upon recordation.

---

## Planning and Zoning Board Recommendation

At the October 22, 2003 Planning and Zoning Board meeting, Mr. McLaughlin made a motion, seconded by Mr. Stevens, to approve (Motion carried 3-1 with Chair Bender being opposed and Ms. Lee absent).

---

## Town Council Action

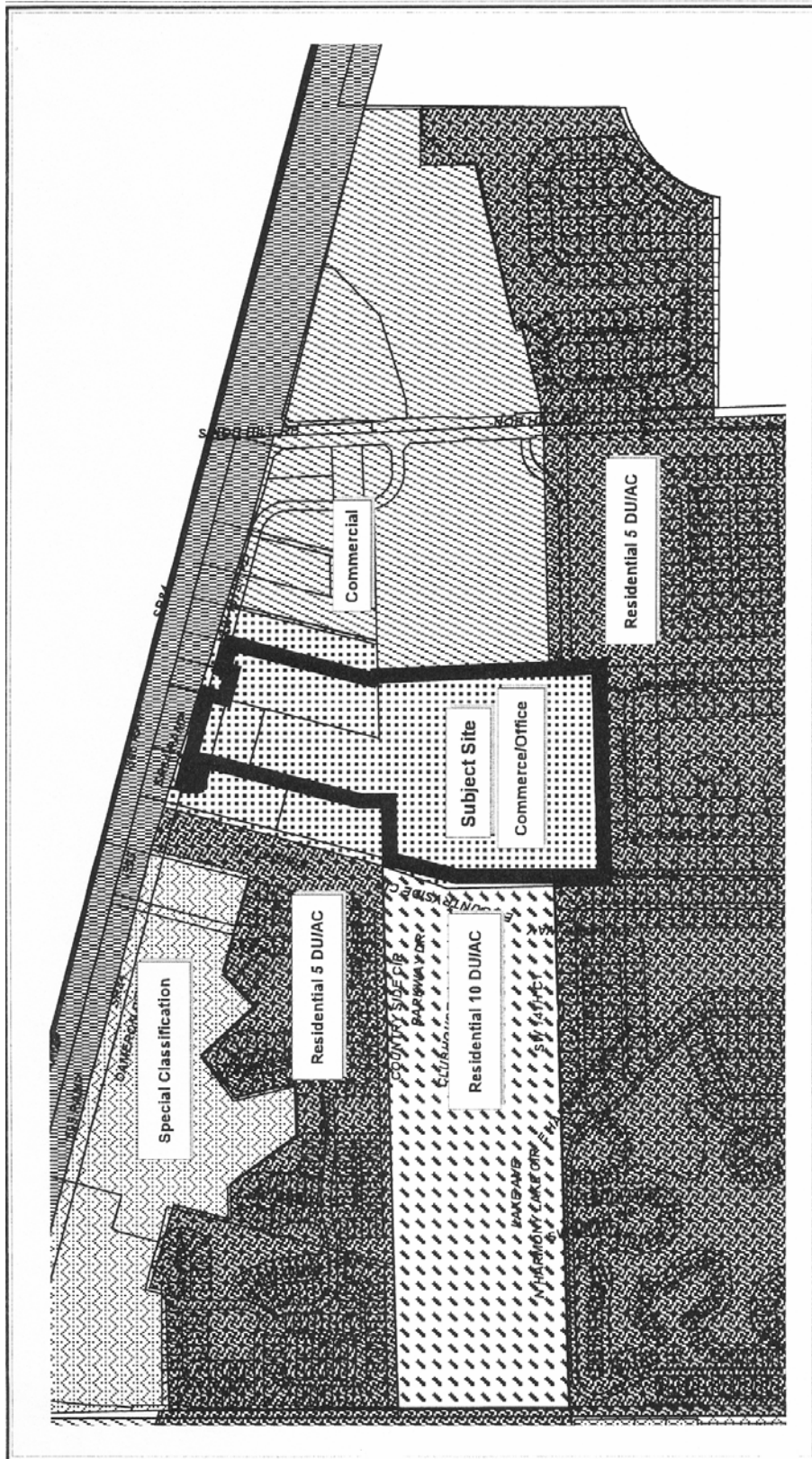
---

### Exhibits

1. Plat
2. Future Land Use Plan Map
3. Zoning and Aerial Map

Prepared by: \_\_\_\_\_

Reviewed by: \_\_\_\_\_



Date Flown:  
12/31/00

Prepared By: CMG  
Date Prepared: 9/16/03



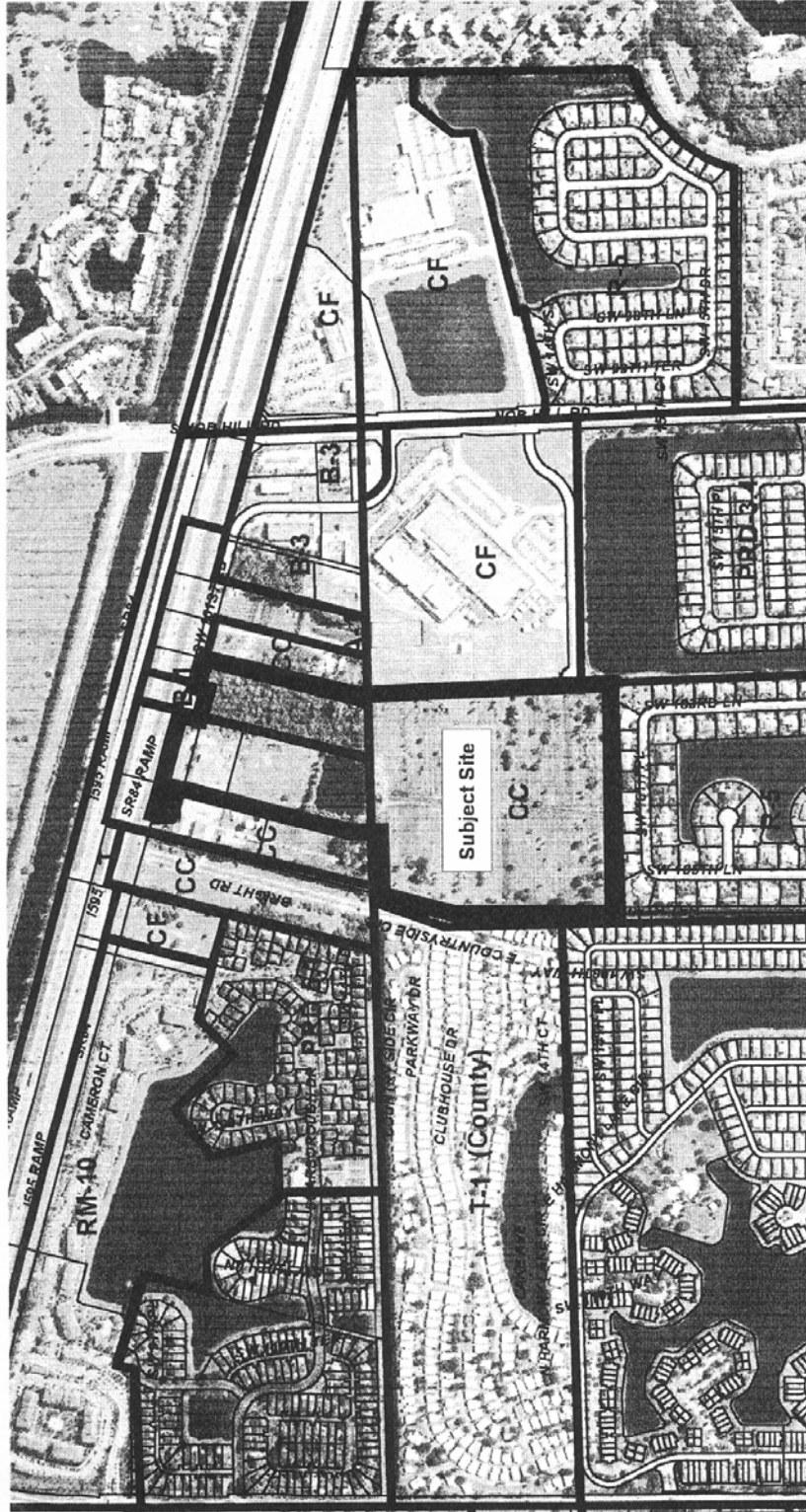
600 0 600 1200 Feet

Planning & Zoning Division - GIS



# **Site Plan** **SP 5-1-01** **Nob Hill Park of Commerce** **Future Land Use Plan Map**





Date Flown:  
12/31/00

Prepared By: CMG  
Date Prepared: 9/16/03



600 0 600 1200 Feet

Planning & Zoning Division - GIS



# **Site Plan** **SP 5-1-01** **Nob Hill Park of Commerce** **Zoning and Aerial Map**

\* \* \* \* \*

THIS PAGE  
INTENTIONALLY  
LEFT BLANK

\* \* \* \* \*